

BOARD OF APPEAL REFERRALS

May 28, 1981

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MEMORANDUM

May 28, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 6/2/81

Z-5165
Emerson College
527-529 Beacon Street, Boston
near Charlesgate East

Four-story structure

District(s):	apartment H-3-65	general business	industrial
	residential	local business	waterfront
	single family		manufacturing

Purpose: Change occupancy from 22 apartments and office to dormitory for 50 students.

Violation(s):
Section

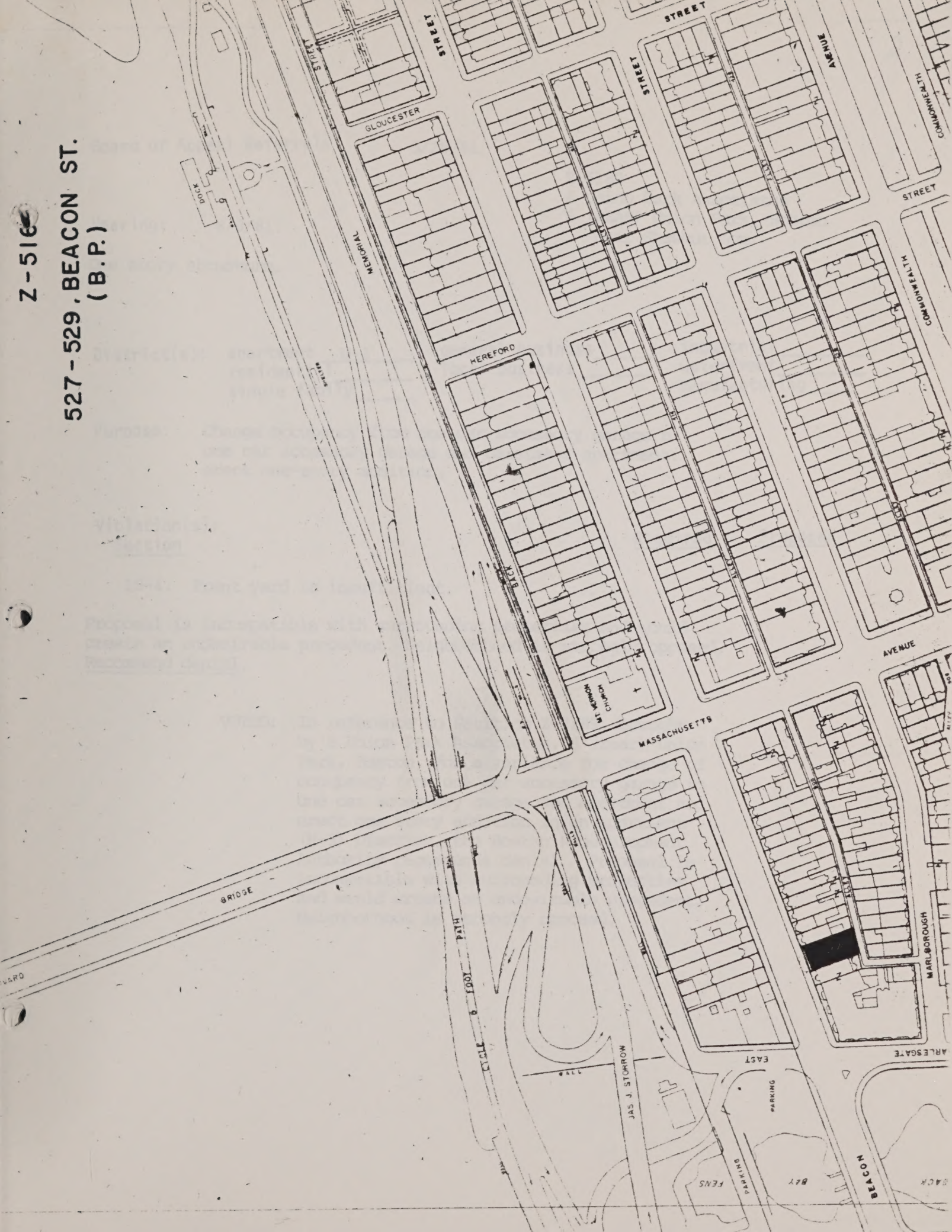
- 8-7. Dormitory not on same lot but accessory to a degree-granting college is conditional in an H-3-65 District.

Current proposal represents further undergraduate dormitory expansion in the Back Bay. Appellant and staff are currently discussing changes to proposal. Emerson is considering use of building for graduate student apartments with no structural changes. Neighborhood is opposed to current proposal.
Recommend denial as submitted.

VOTED: In reference to Petition Z-5165, brought by Emerson College, 527-529 Beacon Street, Boston, for a conditional use for change of occupancy from 22 apartments and office to dormitory for 50 students in an Apartment (H-3-65) District, the Boston Redevelopment Authority recommends denial as submitted. Appellant and staff are currently discussing changes to proposal and building tax status. Emerson is considering use of building for graduate student apartments with no structural changes.

Z-516

527 - 529, BEACON ST.
(B.P.)



Board of Appeal Referrals

5/28/81.

Z-5189

6 Union Park Associates

6 (REAR) Union Park, Boston
near Shawmut Ave.

Hearing: 6/9/81.

One story structure.

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from one car accessory garage to one car accessory garage and caretaker apartment; erect one-story addition.

Violation(s):
Section

Required

Proposed

18-4. Front yard is insufficient.

Proposal is incompatible with surrounding properties and would create an undesirable precedent. Neighborhood is strongly opposed.
Recommend denial.

VOTED: In reference to Petition Z-5189, brought by 6 Union Park Associates, 6 (rear) Union Park, Boston, for a variance for change of occupancy from one car accessory garage to one car accessory garage and apartment and erect one story addition in an Apartment (H-3) District, the Boston Redevelopment Authority recommends denial. Proposal is incompatible with surrounding properties and would create an undesirable precedent. Neighborhood is strongly opposed.



Board of Appeal Referrals

5/28/81

Z-5195

Ruth Shapiro

317 Washington St., Brighton
near Waldo Terrace

Hearing: 6/9/81

Two-story structure.

District(s):	apartment_____	general business <u>B-1</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from stores to lounge and
storage for upholstery shop; erect one-story addition.

Violation(s):

SectionRequiredProposed

8-7. Storage is forbidden in a B-1 District.

Lounge is existing. Small second floor addition (21' x 45')
will be used for storage for abutting upholstery shop.

Proposal compatible with commercial area. Recommend approval.

VOTED: In reference to Petition Z-5195, brought by
Ruth Shapiro, 317 Washington St., Brighton,
for a forbidden use for change of occupancy
from stores to lounge and storage for
upholstery shop and erect a one-story addition
in a General Business (B-1) District, the
Boston Redevelopment Authority recommends
approval. Storage addition for abutting
upholstery shop and existing lounge are
compatible with commercial area.



317 WASHINGTON ST
(BRI.)

CARROLL STREET

WASHINGTON STREET

WALDO STREET

MARKET STREET

LEICESTER STREET

WASHINGTON STREET

WASHINGTON STREET

WASHINGTON STREET

WASHINGTON STREET

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Board of Appeal Referrals

5/28/81

Z-5198
Cynthia J. Hayes
23 M St., South Boston
at East Second St.

Hearing: 6/9/81

Three story row structure.

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from one to three family dwelling.

Violation(s):

Section

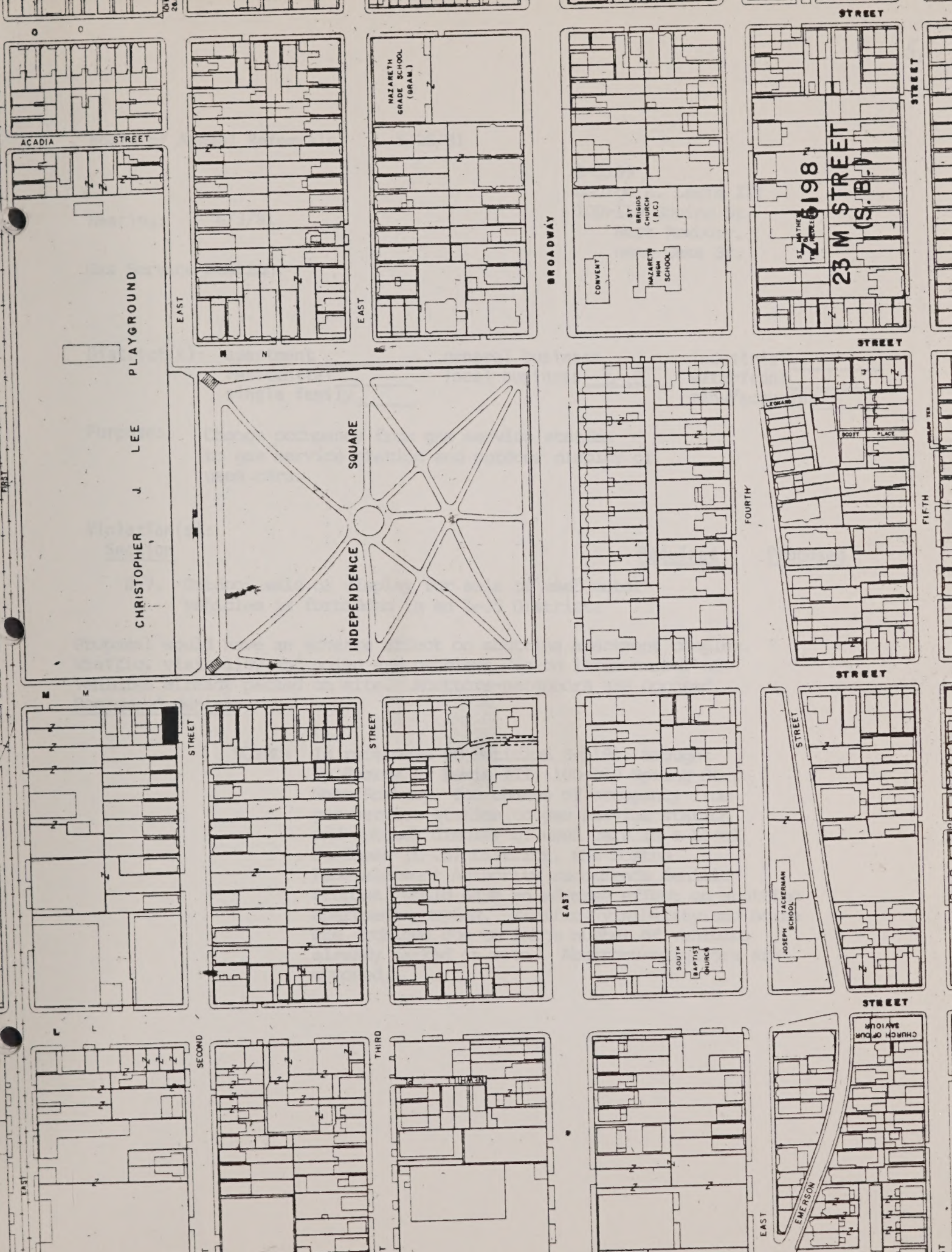
Required

Proposed

- 8-7. Dwelling converted for more families which does not meet the requirements for lot area is forbidden in an H-1-50 District.
- 14-2. Lot area is insufficient.
- 17-1. Open space is insufficient.

Structure occupied for many years as two-family dwelling and store.
Proposed occupancy is consistent with neighborhood density.
Community groups and abuttor support. Recommend approval.

VOTED: In reference to Petition Z-5198, brought by Cynthia J. Hayes, 23 M St., South Boston, for a forbidden use and two variances for change of occupancy from one to three family dwelling in an Apartment (H-1-50) District, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review. Proposed occupancy is consistent with neighborhood density.



CHRISTOPHER J. LEE PLAYGROUND

INDEPENDENCE SQUARE

BROADWAY

23 M STREET (S.B.)

198

CHURCH OF OUR SAVIOUR

JOSEPH TACERNAN SCHOOL

SOUTH BAPTIST CHURCH

ST. BRIGID'S CHURCH (R.C.)

NAZARETH HIGH SCHOOL

NAZARETH GRADE SCHOOL (URBAN)

EAST

EAST

EAST

EAST

EMERSON

STREET

STREET

FOURTH

FIFTH

STREET

STREET

STREET

STREET

STREET

SECOND

THIRD

ACADIA STREET

Board of Appeal Referrals 5/28/81

Hearing: 6/9/81.

Gas Service Station.

Z-5199
George A. Lewis III
100-110 Spring St.
West Roxbury,
near Cass St.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from gas service station
to gas service station and outdoor display of
used cars.

Violation(s):

Section

Required

Proposed

8-7. Outdoor sale or display for sale of used motor
vehicles is forbidden in an L-.5 District.

Proposal would have an adverse effect on abutting apartment complex.
Traffic, visibility and noise are problems due to large number of
vehicles already parked on site. Abutters-neighbors are opposed.
Recommend denial.

VOTED: In reference to Petition Z-5199, brought
by George A. Lewis III, 100-110 Spring St.,
West Roxbury, for change of occupancy from
gas service station to gas service station
and outdoor display of used cars in a Local
Business (L-.5) District, the Boston
Redevelopment Authority recommends denial.
Proposal would have an adverse effect on abutting
apartment complex. Traffic, visibility and noise
are problems due to large number of vehicles
already parked on site. Abutters-neighbors are
opposed.

Z-5199

O-110 SPRING ST.

(W.R.)



Board of Appeal Referrals

5/28/81.

Z-5201

Lila M. Clark & Julia L. Brown
 104 Hutchings & 6 Park View Sts.
 Roxbury

Hearing: 6/23/81.

2 1/2 story structure.

District(s):	apartment <u>H-1</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Change occupancy from five family dwelling
 to four family dwelling and beauty shop.

Violation(s):

SectionRequiredProposed

8-7. Beauty shop is forbidden in an H-1 District.

Three chair facility will be located on first floor of structure. Petitioners will not operate Saturdays and Sundays. Residents and Garrison Trotter Neighborhood Association support service. Recommend approval with provisos.

VOTED: In reference to Petition Z-5201, brought by Lila M. Clark & Julia L. Brown, 104 Hutchings & 6 Park View Sts., Roxbury, for a forbidden use for change of occupancy from five family dwelling to four family dwelling and beauty shop in an Apartment (H-1) District, the Boston Redevelopment Authority recommends approval with the following provisos: that the service be by appointment only and limited to three chairs; that there be no service on Saturdays and Sundays; that signs be limited to minimum required by Board of Registration of Hairdressers, be located inside a window and displayed only during business hours; that use extend to petitioners only and expire upon sale, lease or other disposition of the property.



27520

104 HUTCHINGS ST
8 PARK VIEW ST
(ROX)

Board of Appeal Referrals 5/28/81.

Hearing: 6/9/81.

Three-story structure.

Z-5202
Anthony & Jeannine Cassis
1326 Columbia Road
South Boston
at Covington St.

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from three-family dwelling
to three family dwelling and retail store.

Violation(s):

Section

Required

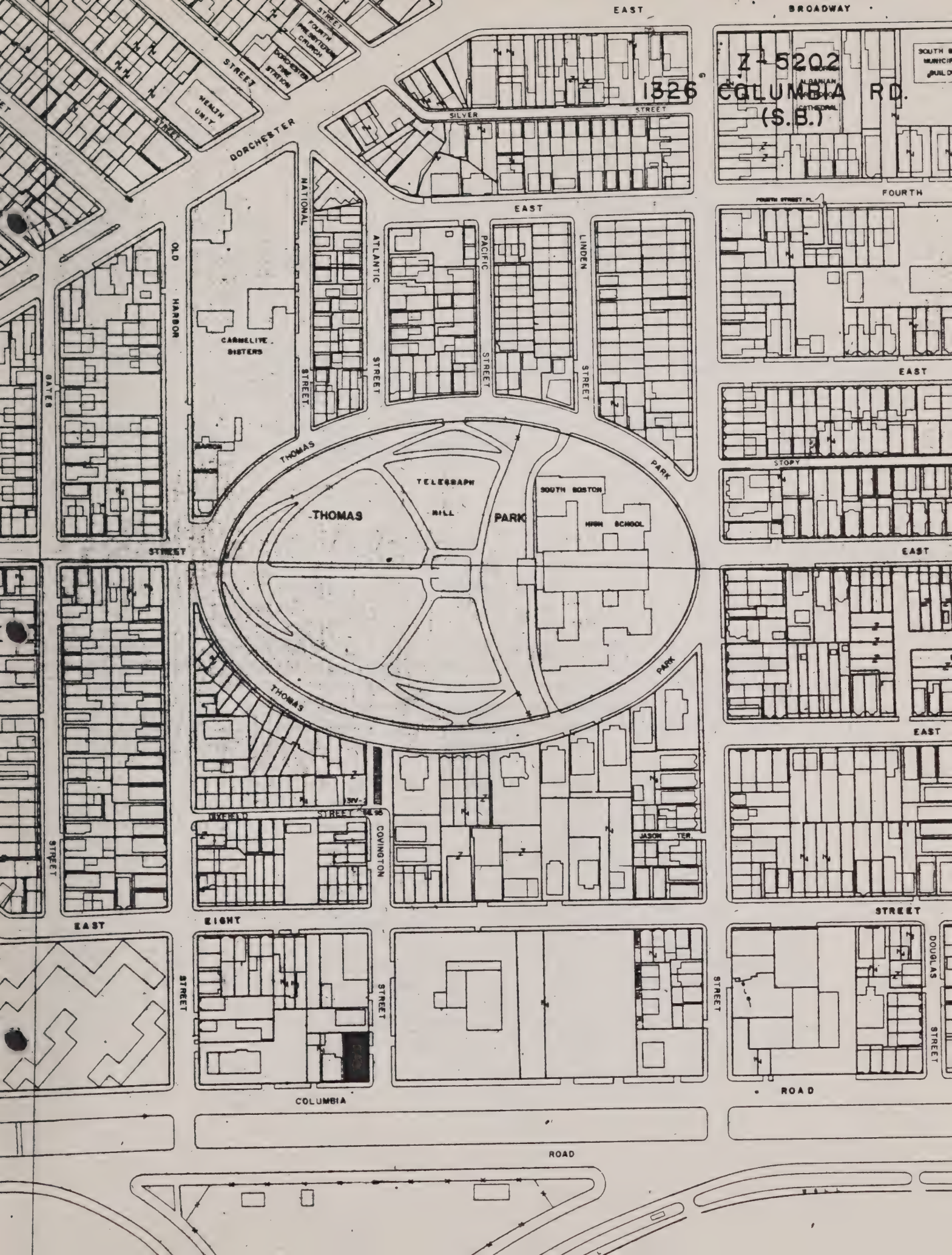
Proposed

8-7. Retail store is forbidden in an H-1-50 District.

15-1. Floor area ratio is excessive.

Boutique, presently existing in basement of structure, is inappropriate and undesirable in the residential neighborhood. Abutters-community groups are opposed to precedent of retail stores along waterfront. Recommend denial.

VOTED: In reference to Petition Z-5202, brought by Anthony & Jeannine Cassis, 1326 Columbia Road, South Boston, for a forbidden use and variance for change of occupancy from three-family dwelling to three-family dwelling and retail store in an Apartment (H-1-50) District, the Boston Redevelopment Authority recommends denial. Boutique, presently existing in basement of structure, is inappropriate and undesirable in the residential neighborhood. Abutters-community groups are opposed to precedent of retail stores along waterfront.



EAST

BROADWAY

Z-5202
COLUMBIA RD.
(S.B.)

SOUTH BOSTON
MUNICIPAL
JULIO

1326

DORCHESTER

SILVER

STREET

EAST

FOURTH STREET PL.

FOURTH

OLD HARBOR

CARMELO
SISTERS

NATIONAL
STREET

ATLANTIC
STREET

PACIFIC
STREET

LINDEN
STREET

EAST

STORY

EAST

STREET

THOMAS

TELEGRAPH

SOUTH BOSTON

HIGH SCHOOL

THOMAS

HILL

PARK

PARK

THOMAS

PARK

EAST

DOVINGTON

JASON TER

STREET

EAST

EIGHT

STREET

STREET

STREET

DOUGLAS
STREET

COLUMBIA

ROAD

ROAD

Board of Appeal Referrals

5/28/81

Hearing: 6/23/81.

Three-story structure.

Z-5203

Arthur W. Hughes

1168-1170 Blue Hill Ave.,

Mattapan

at Morton St.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from three apartments and offices
to three apartments and restaurant.

Violation(s):

Section

Required

Proposed

8-7. Take out restaurant is conditional in an
L-1 District.

Proposal is inconsistent with the Neighborhood District Business
Program Revitalization policy for the Blue Hill Avenue-Morton Street
Commercial District. Facility would generate considerable traffic at
this critical intersection creating further congestion and parking problems.
A serious shortage of parking facilities both on and off street, exists in
the busy Local Business Area. Recommend denial.

VOTED: In reference to Petition Z-5203, brought by
Arthur W. Hughes, 1168-1170 Blue Hill Ave.,
Mattapan, for change of occupancy from three
apartments and offices to three apartments and
restaurant in a Local Business (L-1) District,
the Boston Redevelopment Authority recommends
denial. Proposal is inconsistent with the
Neighborhood District Business Program Revitali-
zation policy for the Blue Hill Avenue-Morton Street
commercial district. Facility would generate
considerable traffic at this critical intersection
creating further congestion and parking problems.
A serious shortage of parking facilities, both on
and off street, exists in ~~the~~ busy Local Business
area.



Z-5203

AVE. 168-70 BLUE HILL

(MATT.)

Board of Appeal Referrals

5/28/81.

Hearing: 6/2/81.

Five-story structure.

Z-5205

Leonard F. Conway, Jr. &
John V. Cunney, Trustees
53-59 North Margin & 6-12
Thacher Sts., Boston

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from manufacturing of clothes and shoes to 58 apartments and offices; erect one-story addition.

Violation(s):

Section

Required

Proposed

8-7. Professional offices are conditional in an H-3 District.

15-1. Floor area ratio is excessive.

17-1. Open space is insufficient.

21-1. Setback of parapet is insufficient.

23-1. Off street parking is insufficient.

Proposed addition would intensify existing excessive density. Narrow streets cannot support additional traffic and curb parking. Conversion would result in displacement of manufacturing enterprises and loss of neighborhood jobs. Recommend denial.

VOTED: In reference to Petition Z-5205, brought by Leonard F. Conway Jr. & John V. Cunney, Trustees, 53 North Margin & 6-12 Thacher Sts., Boston, for a conditional use and four variances for change of occupancy from manufacturing of clothes and shoes to 58 apartments and offices and erect a one-story addition in an Apartment (H-3) District, the Boston Redevelopment Authority recommends denial. Proposed addition would intensify existing excessive density. Narrow streets cannot support additional traffic and curb parking. Conversion would result in displacement of manufacturing enterprises and loss of neighborhood jobs.



7-5205
53-59 NORTH MARGIN ST
6-12 THACHER ST
(B.P.)

Board of Appeal Referrals

5/28/81.

Z-5206-5207

Joseph A. Beradi, Trustee
240-250 Lincoln St., Allston
at Colerain St.

Hearing: 6/2/81.

Vacant land.

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

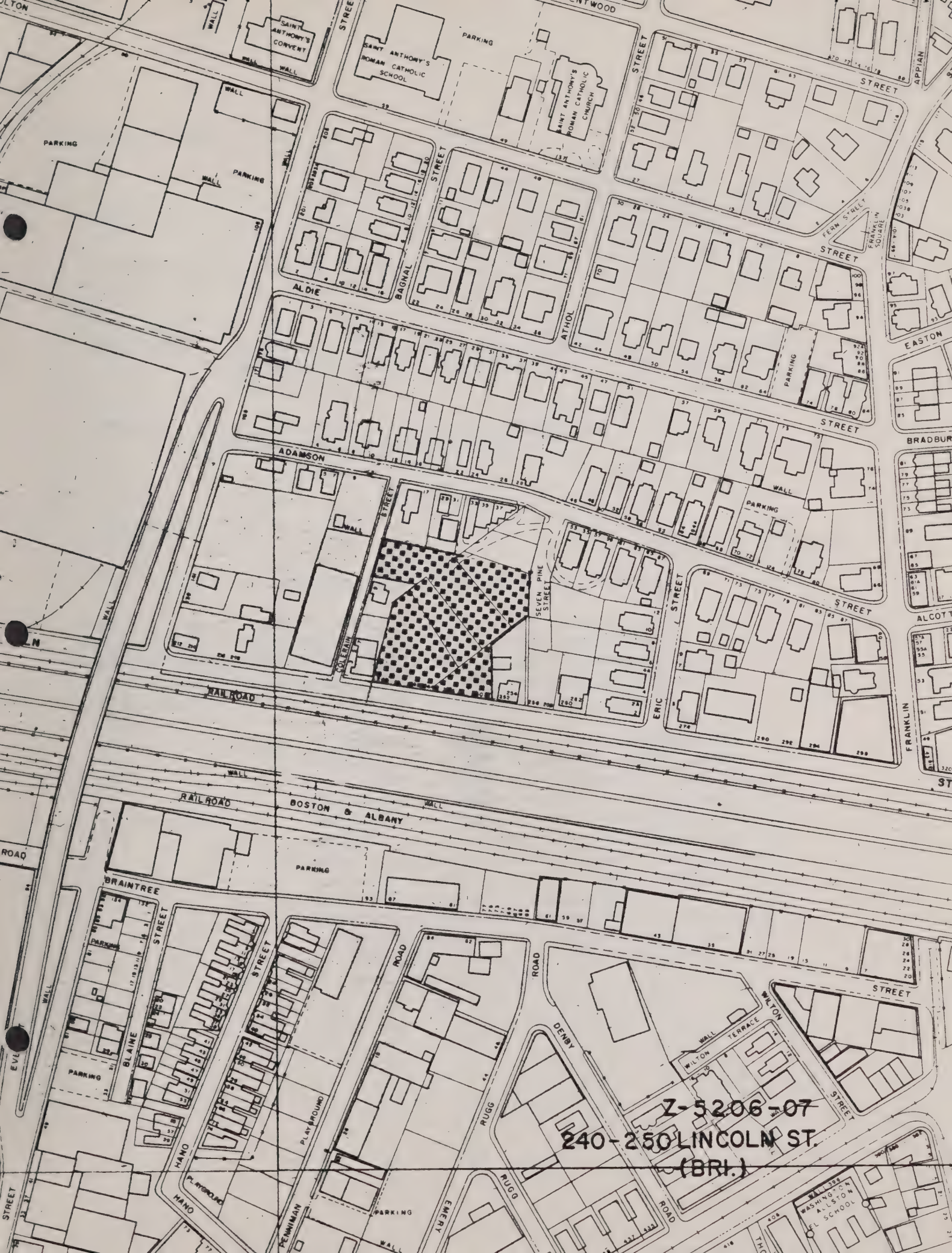
Purpose: Combine five lots; erect 2 1/2 story office building
and one story building for lithography printing.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7.	Office building is forbidden in an R-.8 District.	
8-7.	Lithographing is forbidden in R-.8 District.	
10-1.	Parking not allowed within required front yard.	
18-1.	Front yard is insufficient.	
18-4.	Front yard is insufficient.	
20-1.	Rear yard is insufficient.	
23-4.	Off-street parking is insufficient.	
23-5.	Off-street parking is insufficient.	

Proposed uses and resultant traffic would have a detrimental effect on residential properties which abut on both sides and in rear. Neighborhood organizations have expressed concerns re: general site landscaping, residential buffers, chemical storage, entrance and egress, off-street parking. Recommend denial as submitted.

OTED: In reference to Petitions Z-5206-5207, brought by Joseph A. Beradi, Trustee, 240-250 Lincoln St., Allston, for two forbidden uses and seven variances to erect a 2 1/2 story office building and a one-story building for lithographing in a Residential (R-.8) District, the Boston Redevelopment Authority recommends denial as submitted. Proposed uses and resultant traffic would have a detrimental effect on residential properties which abut on both sides and in rear. Neighborhood organizations have expressed concerns re: general site landscaping, residential buffers, chemical storage, entrance and egress, off-street parking. Petitioner should arrange to resolve these concerns.



Z-5206-07
240-250 LINCOLN ST
(BRI.)

Board of Appeal Referrals

5/28/81

Hearing: 6/9/81.

Z-5212

Nicholas Yebba

164 Orleans St., East Boston
at Gove St.

Two one-story structures.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: Change occupancy from open air parking to
rental of automobiles and office.

Violation(s):

Section

Required

Proposed

8-7. Car rental agency is conditional in an M-1 District.

Existing airport related facility increases an unwanted use, creates additional noise and pollution and adversely affects abutting residential neighborhood. East Boston has long opposed the intensity of uses directly or indirectly related to airport operation in or nearby residential areas. Recommend denial.

VOTED: In reference to Petition Z-5212, brought by Nicholas Yebba, 164 Orleans St., East Boston, for a conditional use for change of occupancy from open air parking to rental of automobiles and office in a manufacturing (M-1) District, the Boston Redevelopment Authority recommends denial. Existing airport related facility increases an unwanted use, creates additional noise and pollution and adversely affects abutting residential neighborhood. East Boston has long opposed the intensity of uses directly or indirectly related to airport operation in or nearby residential areas.



Z-5212
164 ORLEANS ST.
(E.B.)

Board of Appeal Referrals

5/28/81

Z-5222

Marshal A. Dana

178-188 Harvard Ave., Allston
at Glenville Ter.

Hearing: 6/23/81.

One story structures.

District(s):	apartment_____	general business <u>B-1</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Increase capacity of cocktail lounge
from 131 to 271 persons.

Violation(s):

Section

Required

Proposed

23-2. Off-street parking is insuffcient.

Proposal is unwarranted. Harvard Avenue is both residential and commercial with a large concentration of restaurants and lounges creating serious noise problems particularly in the early morning hours. The proposed increase in capacity would exacerbate acute traffic and parking conditions which exist day and night. Recommend denial.

VOTED: In reference to Petition Z-5222, brought by Marshal A. Dana, 178-188 Harvard Ave., Allston, for a variance to increase capacity of cocktail lounge from 131 to 271 persons in a General Business (B-1) District, the Boston Redevelopment Authority recommends denial. Proposal is unwarranted. Harvard Avenue is both residential and commercial with a large concentration of restaurants and lounges creating serious noise problems particularly in the early morning hours. The proposed capacity increase would exacerbate acute traffic and parking conditions which exist day and night.



Board of Appeal Referrals

5/28/81.

Z-5224

Sylvester J. & Patricia B. Johnson
 43 Richfield St., Dorchester
 near Richfield Park

Hearing: 6/23/81.

2 1/2 story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from one family dwelling to
 one family dwelling and day care center.

Violation(s):
Section

RequiredProposed

8-7. Day care center not accessory is conditional
 in an R-.8 District.

Facility has been operating with a limited license approximately two years.
 Six children have access to a large fenced rear yard. Community and
 abutters support. Recommend approval.

VOTED: In reference to Petition Z-5224, brought by
 Sylvester J. & Patricia B. Johnson, 43
 Richfield St., Dorchester, for a conditional
 use for change of occupancy from one family
 dwelling to one family dwelling and day care
 center in a Residential (R-.8) District, the
 Boston Redevelopment Authority recommends
 approval. Facility has been operating with
 a limited license approximately two years.
 Six children have access to a large fenced
 rear yard. Community and abutters support.

~~43 RICHFIELD ST
(DOOR.)
Z-5224~~



